FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D



NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

(C) check if this is an amendment and name has changed and indicate change)

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Arsenal Real Estate Fund IA, L				•	cipal amou	int of up to \$350,000,000*
Filing Under (Check box(es) that apply)	: 🗆 Rule 504	☐ Rule 505	■ Rule 506	□ Sec	tion 4(6)	ULOE
Type of Filing:	Amendment					
		A. BASIC IDEN	ΓΙΓΙCATION DAT	A		
1. Enter the information request	ed about the issuer					
Name of Issuer (check if this is	an amendment and	name has changed	l, and indicate chang	e.)		
Arsenal Real Estate Fund IA, L	.P					
Address of Executive Offices			et, City, State, Zip C	Code)	Telephone	Number (Including Area Code)
1776 on the Green, 68 Park Pla	ice East, 6th Flo	or, Morristowi	n, NJ 07960		(973) 65	6-1007
Address of Principal Business Operati	ons	(Number and Stre	et, City, State, Zip C	Code)	Telephone	Number (Including Area Code)
(if different from Executive Offices)						
Brief Description of Business					<u> </u>	PROCESSED
The Issuer will invest in all stage	es of the creatio	n of core real	state assets.			
Type of Business Organization						OCT 27 2005 E
corporation		ership, already for		other (please	specify)	2005
□ business trust	☐ limited partne	ership, to be forme	<u>d</u>			THOMSON E
A A 1 - E Court 1D-4 - CV		Month	Year	4 -41	C Paris	
Actual or Estimated Date of Incorporati			05 ⊠ Service abbreviation	Actual	☐ Estir	mated
Jurisdiction of Incorporation or Organiz	,		r foreign jurisdiction	•	DE	
	CN for Ca	anada; FN for othe	r toreign jurisaictioi	1)	ՄԵ	

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

^{*} This offering is being conducted in conjunction with an offering of limited partnership interests in Arsenal Real Estate Fund I, L.P., which, together with Arsenal Real Estate Fund IA, L.P., will offer an aggregate of up to \$350,000,000 of limited partnership interests. A separate Form D has been filed for Arsenal Real Estate Fund I, L.P. in the relevant jurisdictions.

M. W.		A. BASIC IDENTI	FICATION DATA		
2. Enter the information rec	quested for the follow	ing:			
		as been organized within the past	=		
			te or disposition of, 10% or more		urities of the issuer.
			neral and managing partners of p	artnership issuers; and	
	naging partner of part				
Check Box(es) that Apply:	□ Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, AREF One, L.P.	if individual)				
Business or Residence Address 1776 on the Green, 67		eet, City, State, Zip Code) 6th Floor, Morristown, N	J 07980		
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first,	if individual)				intunaging rainter
Margolis, Joseph D.	,				
Business or Residence Addre	ess (Number and Str	eet, City, State, Zip Code)			
		6th Floor, Morristown, N	IJ 07980		
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	E Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, Maurer, John R.	f individual)				
Business or Residence Addre	ess (Number and Str	eet, City, State, Zip Code)			
		6th Floor, Morristown, N	IJ 07980		
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first,	f individual)			· · · · · · · · · · · · · · · · · · ·	
Picone, Gary H.	···				
Business or Residence Addre					
	Park Place East,	6th Floor, Morristown, N			
Check Box(es) that Apply:	□ Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, O'Neill, J. Brian	if individual)				
Business or Residence Addre					
1776 on the Green, 67	Park Place East,	6th Floor, Morristown, N	IJ 07980		
Check Box(es) that Apply:	□ Promoter	☑ Beneficial Owner	☐ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, Real Estate Alternative	·	LC			
Business or Residence Addre					
4333 Edgewood Road I	N.E., Cedar Rap	ids, IA 52499			
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first,	f individual)				
Business or Residence Addre	ess (Number and Str	eet, City, State, Zip Code)			
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	☐ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first,	if individual)				

(Use blank sheet, or copy and use additional copies of this sheet, as necessary).

Business or Residence Address (Number and Street, City, State, Zip Code)

					B.]	INFORM,	ATION AI	OUT OF	FERING				
				•									Yes No
1.	Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?												
2.	Answer also in Appendix, Column 2, if filing under ULOE.											\$5.000,000**	
		What is the minimum investment that will be accepted from any individual? Does the offering permit joint ownership of a single unit?									Yes No		
3.					-								
4.	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.										son to be the name		
Full N	lame (Last n	ame first, i	f individua	ıl)									
Busin	ess or Reside	ence Addre	ess (Numbe	er and Stree	et, City, St	ate, Zip Co	ode)						
Name	of Associate	ed Broker (or Dealer						* - ,				
States	in Which P	erson Liste	d Has Soli	cited or Int	ends to So	licit Purch	asers						
	(Check "All	States" or	check indi	ividual Sta	es)	••••••				•••••	•••••	•••••	☐ All States
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]	
Full N	lame (Last n	ame first, i	f individua	al)				****					
Busin	ess or Resid	ence Addre	ess (Numbe	er and Stree	et, City, St	ate, Zip Co	ode)						· · · · · · · · · · · · · · · · · · ·
Name	of Associate	ed Broker	or Dealer										to to the second
States	in Which Po	erson Liste	d Has Soli	cited or Int	ends to So	licit Purch	asers						· · · · · · · · · · · · · · · · · · ·
	(Check "All	States" or	check indi	ividual Stat	es)		•••••				•••••	·····	□ All States
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]	
Full N	Jame (Last n	ame first, i	f individua	al)							- N		***************************************
Busin	ess or Reside	ence Addre	ess (Numbe	er and Stree	et, City, St	ate, Zip Co	ode)						
Name	of Associat	ed Broker	or Dealer										
States	in Which Po	erson Liste	d Has Soli	cited or Int	ends to So	licit Purch	asers						<u> </u>
	(Check "All	States" or	check indi	vidual Stat	es)				•••••		••••••		☐ All States
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]	

⁽Use blank sheet, or copy and use additional copies of this sheet, as necessary).

**The General Partner reserves the right to waive the minimum investment requirement.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

Type of Security Debt		Aggregate	Amount Already
Equity Convertible Securities (including warrants) S	Type of Security		•
Convertible Securities (including warrants)	Debt	. \$	
Convertible Securities (including warrants)	Equity	\$	\$
Partnership Interests 355,000,000 S51,000,000 Other (Specify	□ Common □ Preferred		
Partnership Interests 355,000,000 S51,000,000 Other (Specify	Convertible Securities (including warrants)	. \$	\$
Other (Specify	· · · · · · · · · · · · · · · · · · ·		\$51,000,000
Answer also in Appendix, Column 3, if filing under ULOE. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Accredited Investors and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Accredited Investors 2	Other (Specify)	. \$	
Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Number of Investors	Total	\$350,000,000	\$51,000,000
and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Number of Investors	Answer also in Appendix, Column 3, if filing under ULOE.		
Accredited Investors	and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines.		
Non-accredited investors. Total (for filings under Rule 504 only). Answer also in Appendix, Column 4 if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505. Regulation A Rule 504. Total T			Dollar Amount o
Total (for filings under Rule 504 only)	Accredited Investors	2	
Answer also in Appendix, Column 4 if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Non-accredited investors		
If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505. Regulation A. Rule 504. Total 3 Sold Total 3 Sold 5 Sold 5 Sold 5 Sold 5 Sold 5 Sold 6 Sold 7 Sold 8 Sold 8 Sold 9 S	Total (for filings under Rule 504 only)	·	\$
the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505. Regulation A. Rule 504. Total. 3 Total. 3 Total. 3 Total. 3 Total. 5 Total. 6 Total. 6 Total. 6 Total. 7 Total. 6 Total. 7 Total. 7 Total. 8 Total			
Regulation A			
Regulation A	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1.		Dollar Amount
Rule 504	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering	Security	Sold
a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs. Legal Fees. Engineering Fees. Sales Commissions (specify finders' fees separately) Other Expenses (identify: Blue Sky filing fees).	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	Sold \$
offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs Legal Fees Engineering Fees Sales Commissions (specify finders' fees separately) Other Expenses (identify: Blue Sky filing fees)	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	Sold \$
offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs Legal Fees Engineering Fees Sales Commissions (specify finders' fees separately) Other Expenses (identify: Blue Sky filing fees)	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	\$ Sold \$ \$ \$ \$
Printing and Engraving Costs □ \$ Legal Fees □ \$130,000.00 Accounting Fees □ \$ Engineering Fees □ \$ Sales Commissions (specify finders' fees separately) □ \$ Other Expenses (identify: Blue Sky filing fees) ☑ \$	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	\$ Sold \$ \$ \$ \$
Printing and Engraving Costs □ \$ Legal Fees □ \$130,000.00 Accounting Fees □ \$ Engineering Fees □ \$ Sales Commissions (specify finders' fees separately) □ \$ Other Expenses (identify: Blue Sky filing fees) ☑ \$	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	\$ Sold \$ \$ \$ \$
Legal Fees	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	Sold \$ \$ \$ \$ 0.00
Engineering Fees	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505 Regulation A Rule 504 Total a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees	Security	\$ Sold \$ \$ \$ \$ \$ 0.00
Sales Commissions (specify finders' fees separately)	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505	Security	\$ 0.00 \$ \$ \$ \$
Other Expenses (identify: Blue Sky filing fees) \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505 Regulation A Rule 504 Total Total a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs Legal Fees	Security	\$ 0.00 \$ \$ 0.00 \$ \$ \$130,000.00 \$
Outer Expenses (result). Size only tring reso,	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505 Regulation A Rule 504 Total Total a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs Legal Fees Accounting Fees	Security	\$ 0.00 \$ \$ 0.00 \$ \$ \$130,000.00 \$
	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C—Question 1. Type of Ofering Rule 505 Regulation A Rule 504 Total a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs Legal Fees Accounting Fees Engineering Fees	Security	\$ 0.00 \$ \$ 130,000.00 \$ \$ \$

1.

	total expenses furnished in response to Pa	ate offering price given in response to Part C — (art C — Question 4.a. This difference is the "	adjusted gross		\$50),869,900
•	the purposes shown. If the amount for any	oss proceeds to the issuer used or proposed to be us purpose is not known, furnish an estimate and ch ments listed must equal the adjusted gross proceed b above.	eck the box to			
	Purchase of real estate Purchase, rental or leasing and installat Construction or leasing of plant buildin Acquisition of other businesses (includ offering that may be used in exchang issuer pursuant to a merger) Repayment of indebtedness Working capital Other (specify:	ion of machinery and equipment		Payments to Officers, Directors, & Affiliates \$637,500*** \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		Payments to Others \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$50,232,400
	Column Totals		12	\$637,500	逐	\$50,232,400
	Total Taymon's Elsted (colding totals a	dded)	••••••		930),869,900
		D. FEDERAL SIGNATURE	to the second	e e distribuit de la companya de la		
ırn		by the undersigned duly authorized person. If this to the U.S. Securities and Exchange Commission pursuant to paragraph (b)(2) of Rule 502. Signature				
	rsenal Real Estate Fund IA, L.P.	Thurst Man	October (S , 2005		
		Title of Signer (Print or Type)	 			
A	ame of Signer (Print or Type)	Title of Signer (Finit of Type)				
A	ame of Signer (Print or Type) oseph D. Margolis	Manager of AREF One, LLC, which which is the general partner of Arsen				One, L.P.,

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

***Represents the maximum annual management fee payable on the commitments represented by the limited partnership interests sold through the date hereof. The management fee is payable out of offering proceeds and/or operating income.

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No	
	•		E	
	See Appendix, Column 5, for state response.			

E. STATE SIGNATURE

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature (id.)	Date					
Arsenal Real Estate Fund IA, L.P.	hypo. Wyst.	October 18, 2005					
Name of Signer (Print or Type)	Title of Signer (Print or Type)						
Joseph D. Margolis	Manager of AREF One, LLC, which is the general partner of AREF which is the general partner of Arsenal Real Estate Fund IA, L.P.						

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3			4			5
	non-ac investor	to sell to credited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C—Item 1)		amount purc	nvestor and chased in State C-Item 2)		Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E—Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
AL	0			Investors	Amount	Investors	Amount		
AK	0	0							
AZ	0								
AR	0	0						0	
CA	D								П
со								0	
СТ									
DE									
DC									
FL	0								
GA	X		Limited Partnership Interests/\$350,000,000	1	\$1,000,000	0	0		×
Ш									
ID									
IL	0								
IN									
IA									
KS									
KY		ם							
LA		а							
ME									0
MD		ם							
МА	0								
MI		0						0	
MN	0				}				

1		2	3	4				5	
	non-acc	to sell to credited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		waiver	ite ULOE attach ation of			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
MS									
МО									
МТ									۵
NE	0	0							
NV							_		
NH	ם	O							
NJ									
NM									
NY									0
NC								۵	
ND								ם	
ОН								ם	
ок									
OR							} 		
PA					: :			ם	
RI								ם	
sc								0	
SD	ם		-						- 🗅
TN					<u> </u>				ם
TX									
UT								0	
VT					 				
VA					 				0
WV	0						,		0
WA									0
wv	0								0

1		2	3		4				
	Intend to sell to Type of security and non-accredited aggregate offering price Type of investor and investors in State offered in state (Part amount purchased in State (Part B-Item 1) C—Item 1) (Part C-Item 2)						Disqualificat under State U (if yes, atta explanation waiver grant (Part E—Iter		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
WI	0								0
WY	0								
PR									